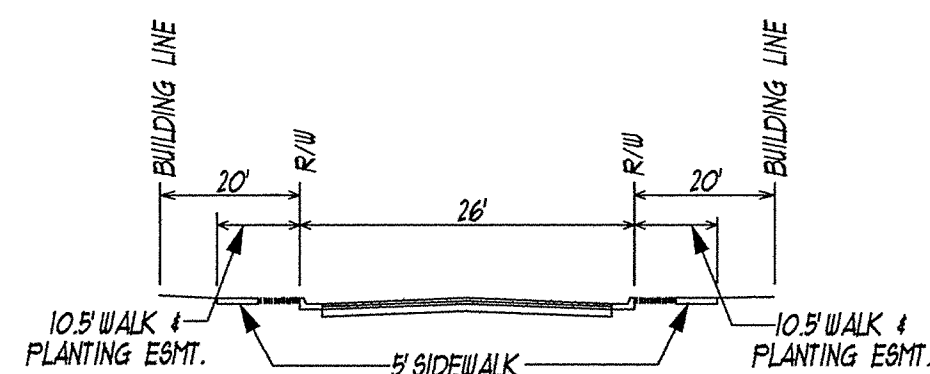


VICINITY MAP
(NOT TO SCALE)



SECTION C-C
(PUBLIC STREET)

SITE STATISTICS:
 ZONE = R-3
 TOTAL AREA = 4.41 ACRES
 NO. OF SINGLE FAMILY LOTS = 5
 NO. OF TOWNHOME LOTS = 9
 NO. OF H.O.A. LOTS = 1
 STREET FRONTAGE = 345'

- NOTES:**
- ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
 - LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 610 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
 - THE STREET TREES REQUIRED HEREON SHALL BE MAINTAINED BY THE PROPERTY OWNER. NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN FORESTER. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL STREET TREES AND SHALL KEEP THEM IN A PROPER NEAT AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS AT ALL TIMES. TOPPING TREES OR THE SEVERE CUTTING OF LIMBS TO STUBS LARGER THAN THREE INCHES IN DIAMETER WITHIN THE TREE CROWN TO SUCH A DEGREE AS TO REMOVE THE NORMAL CANOPY SHALL NOT BE PERMITTED.
 - THE REQUIRED STREET TREES SHALL BE SELECTED FROM THE FOLLOWING:
 MEDIUM SPECIES (35' O.C.) IN PLANTING WIDTHS 5.5 TO 7.
 1. GLEDITSIA TRIACANTHOS (THORNLESS HONEYLOCUST)
 2. KOELREUTARIA PANICULATA (GOLDEN RAIN TREE)
 3. NYSSA SYLVATICA (BLACK GUM)
 4. Ostrya virginiana (HOPHORNBEAM)
 5. SYRINGA RETICULATA (JAPANESE TREE LILAC)
 [] INDICATES NO. OF STREET TREES REQUIRED ON LOT.
 A TOTAL OF 14 TREES TO BE PLANTED.
 - STREET TREES SHALL BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP EXCEPT FOR STREET TREES WITHIN 15 FT. OF AN INTERSECTION OF TWO PUBLIC STREETS (MEASURED FROM FACE OF CURB) SHALL BE LOCATED BEHIND THE SIDEWALK AND SHALL NOT BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP. STREET TREES MUST BE PLANTED WITHIN ONE YEAR OF THE DATE THAT THIS PLAT IS RECORDED. THE MAXIMUM NUMBER OF ANY ONE SPECIES OF TREE TO BE USED IS 25 OR 25%, WHICHEVER IS GREATEST.
 - SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
 - BUILDINGS MAY ENCROACH THE REQUIRED FRONT, BACK AND SIDE YARDS PER ARTICLE 15 OF THE ZONING ORDINANCE.
 - DETENTION IS PROVIDED ON SITE.
 - ALL STRUCTURES SHALL HAVE A FLOOR THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE.
 - NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX FEET (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSINGS.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.
 - UTILITY COMPANIES SHALL HAVE ACCESS TO ALL OPEN SPACE AREAS FOR THE PROVISION AND MAINTENANCE OF SERVICE.
 - LOTS 52-60 SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN.

SHARKEY PROPERTY
UNIT 2-D
(P.C. "M", SL. 784)

(61) H.O.A.
PROPOSED
DETENTION BASIN
3.22 ACRES

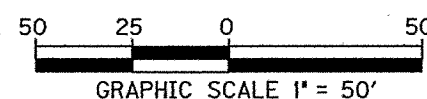
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
DEED BOOK 1394, PAGE 305

MONUMENT INFORMATION

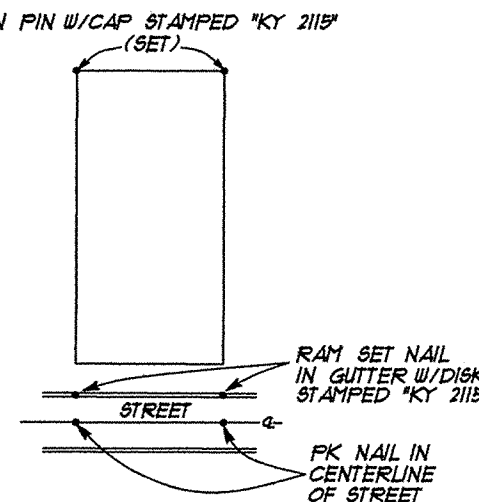
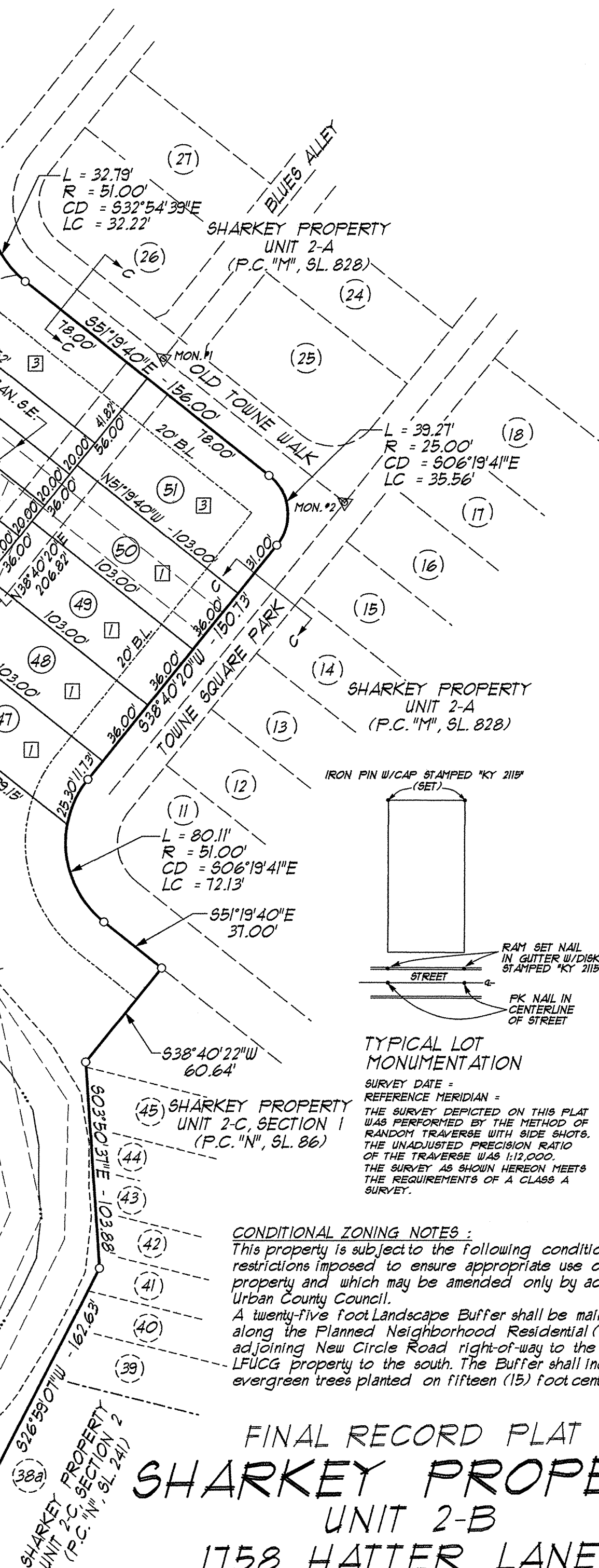
MON.	DESCRIPTION	COORDINATES
#1	HOLE PUNCHED IN R/R SPIKE SET AT THE INTERSECTION OF THE TWO CENTERLINES	N = 206,690.5696 E = 1,599,271.3409
#2	HOLE PUNCHED IN R/R SPIKE SET AT THE INTERSECTION OF THE TWO CENTERLINES	N = 206,618.0861 E = 1,599,311.9138

E& Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 311 WALL STREET
 LEXINGTON, KENTUCKY 40513
 PHONE (859) 296-9889
 FACSIMILE (859) 296-9881



25' BUFFER
PER CONDITIONAL
ZONING



TYPICAL LOT
MONUMENTATION

SURVEY DATE =
 REFERENCE MERIDIAN =
 THE SURVEY DEPICTED ON THIS PLAT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:12,000. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF A CLASS A SURVEY.

CONDITIONAL ZONING NOTES:

This property is subject to the following conditional zoning restrictions imposed to ensure appropriate use of the subject property and which may be amended only by action of the Urban County Council.
 A twenty-five foot Landscape Buffer shall be maintained along the Planned Neighborhood Residential (R-3) zone areas adjoining New Circle Road right-of-way to the west and the LFUCG property to the south. The Buffer shall include evergreen trees planted on fifteen (15) foot centers.

FINAL RECORD PLAT
SHARKEY PROPERTY
 UNIT 2-B
 1758 HATTER LANE
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 APRIL 2010

P.C. SLIDE

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon which is recorded in Deed Book Volume 266, page 522, in the Fayette County Clerk's Office; do hereby adopt this as my (our) plan of lots for this property; do hereby dedicate the streets and any other spaces so indicated to public use; and do establish that the easements shown hereon are reserved for the use so indicated and no structure, tree or other obstruction of any kind shall be erected or permitted to remain upon or over any portion of said easements and do hereby dedicate the sanitary sewer system to public use. Also I (we) do hereby agree that before any lot hereon is sold or transferred, the purchaser shall be notified in the contract or deed of any private utilities (water, gas, electricity, telephone, and where applicable, sanitary sewers) not installed, and the deed or contract shall contain a statement that no building occupancy certificate may be secured until any such utility is installed.

Signature _____ Date _____
 HARMONY HOME BUILDERS, LLC

URBAN COUNTY ENGINEERS CERTIFICATION

I hereby certify that record drawings for the infrastructure shown hereon have been received and that a combination performance and warranty surety, in the amount required by the Subdivision Regulations, has been posted in my office by the developer.

Urban County Engineer _____ Date _____

ENGINEERS AND SURVEYORS CERTIFICATION

I hereby do certify that this record plan was prepared by me or under my direction; that all work performed by me or under my direction, including engineering design, and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance, the Division of Engineering Technical Manuals and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their locations, size, and materials are correctly shown; that, to the best of my knowledge and belief, the information shown hereon is accurate.

Engineer _____ Registration No. _____
 Surveyor _____ Registration No. _____

COMMISSIONS CERTIFICATION

I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on AUGUST 11, 2005, and is now eligible for recording. AUGUST 10, 2006, NOV. 8, 2007
 4 JAN. 15, 2009
 Planning Commission Signature _____ Date _____
 PLAN 2005-196F

PRIVATE STREET (OR ACCESS EASEMENT) RESPONSIBILITIES OF OWNERS:
 THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR OTHER NEEDS RELATED TO THE PRIVATE STREETS (OR ACCESS EASEMENTS) SO DESIGNATED ON THIS PLAN, AND DO HEREBY FULLY RELIEVE THE URBAN COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE PRIVATE STREET (OR ACCESS EASEMENT), AND OVER UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES. THE OWNERS UNDERSTAND THAT THE PRIVATE STREETS (OR ACCESS EASEMENTS) WILL NOT RESULT IN ANY REDUCTION IN TAXES REQUIRED BY AND PAYABLE TO THE URBAN COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD REQUEST THAT THE PRIVATE STREETS (OR ACCESS EASEMENTS) BE CHANGED TO PUBLIC STREETS, THE OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF SUCH STREETS (OR ACCESS EASEMENTS) BY THE URBAN COUNTY GOVERNMENT, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR ANY OTHER ACTION NECESSARY TO MAKE THE STREETS (OR ACCESS EASEMENTS) FULLY CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS PRIOR TO DEDICATION AND ACCEPTANCE. FINALLY, IF AT SOME FUTURE DATE THE URBAN COUNTY GOVERNMENT SO REQUESTS, THE OWNERS ALSO AGREE THAT THESE STREETS (OR ACCESS EASEMENTS) SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION TO THE OWNERS AND WITHOUT THE OWNERS' EXPENSE IN MAKING SUCH STREETS (OR ACCESS EASEMENTS) CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS.

OWNER _____ DATE _____

OWNER:
 HARMONY HOME BUILDERS, LLC
 1220 SHARKY WAY
 LEXINGTON, KY 40511
DEVELOPER:
 DENNIS ANDERSON, INC.
 1720 SHARKY WAY
 LEXINGTON, KY 40511